



**ST LEONARDS ESTATE**  
**DETAILED AREA PLAN PROVISIONS - R CODE VARIATIONS**



The provisions of the Detailed Area Plan (DAP) both constitute Residential Design Codes (RD-Codes) 'Acceptable Development' provisions and development standards under the City of Swan Local Planning Scheme. Where there is a conflict between the RD-Codes and the DAP provisions, the DAP provisions shall prevail. Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or nearby landowners.

**DESIGN ELEMENTS**

- All dwellings and incidental domestic structures must be within the building envelopes as depicted on the Detailed Area Plan.
- All garages are to be accessed from the laneways only.

**R-CODING**

- The Residential Density Code which applies to this land is R40.

**SETBACKS**

- Front**
  - 2 metre minimum front setback applies to all dwellings.
  - Minor projections (as described in the RD-Codes) into the 2.0m setbacks are not permitted.
- Side**  
Boundary walls are permitted on the lots where shown on the DAP (generally the western and southern boundaries where indicated) as per Clause 6.3.2 of the RD-Codes.
- Rear**
  - A nil minimum rear setback applies to all garages.
  - 2.0 metre minimum rear setback applies to all dwellings.
  - 3.0 metre minimum rear setback applies to all corner lots as depicted on the DAP.
  - Providing development is contained within building envelopes, no maximum rear setbacks apply to dwellings or garages.

**7. Second Storey**

1.5 metre minimum second storey setback applies to all dwellings.

**8. Secondary Street Setback**

1.0 metre minimum secondary street setback applies to all corner dwellings.

**SITE COVERAGE**

- A minimum of 40% open space applies to all lots.

**GARAGES**

- Each residence shall include an enclosed garage accessed from the rear laneway with a minimum dimension of 6m x 6m as to allow two vehicles to be parked side by side.

- Garage doors shall not hang over the laneway reserve when open or when in the process of being opened.

**PRIMARY STREET / PUBLIC OPEN SPACE & BUILDING FAÇADE**

- Dwellings to have habitable rooms and or windows facing public open space and primary streets as depicted on the plan as per Clause 6.2.4 of the RD-Codes.

**RUBBISH BINS**

- Rubbish bin storage area to be provided within the lot adjoining the laneway, 1.0m deep and 1.5m wide, in accordance with City of Swan.

**LEGEND**

- Building Envelopes
- Preferred Garage Location
- 1.5m Second Storey Setback
- Retaining Walls
- Finished Ground Levels
- Rubbish Bin Location



NORTH

Endorsed by:  
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 Manager Statutory Planning City of Swan Date